



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00057 Tres Sueños Unit Eleven
Application Type: Resubdivision Final
CPC Hearing Date: July 25, 2013
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: East of Andrew Wiseman Street and north of Montana Avenue
Acreage: 10.6 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: PR-1 (Planned Residential)
Proposed Zoning: PR-1 (Planned Residential)
Nearest Park: Park proposed within Tres Sueños Unit 11
Nearest School: Hurshel Antwine Elementary (1.7 miles)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Tropicana Development
Applicant: CEA Group
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: PR-1 (Planned Residential) / Vacant (Tres Sueños Unit Eight)
South: PR-1 (Planned Residential) / New residential neighborhood
East: PR-1 (Planned Residential) / Vacant (Tres Sueños Unit Ten)
West: PR-1 (Planned Residential) / Vacant and new residential neighborhood

PLAN EL PASO DESIGNATION: Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 10.6 acres into a single-use development of 49 single-family residential lots. There is a 2-acre park proposed within the development. Access is proposed primarily via Eastbrook Drive. This application is being reviewed under the subdivision code in effect prior to June 1, 2008 as it is generally consistent with the approved Tres Sueños Land Study. As recommended in Plan El Paso and by staff, the applicant is proposing to front several residential lots onto the streets labeled ‘collector arterials’ with access provided through rear alleys and additional sidewalk and parkway width. Additionally, the applicant has agreed to provide street trees at 30’ intervals in the parkway surrounding the park and provide street trees along streets labeled ‘collector arterials.’

The applicant is requesting the following modifications:

- To allow for a modified street cross-section including a 52-foot right-of-way with 32 feet of pavement, 5-foot sidewalks, and 5-foot parkways.
- To allow for a modified street cross-section including a 48-foot right-of-way with 28 feet of pavement, 5-foot parkways, and 5-foot sidewalks
- To allow for modified alley cross-sections.
- Street names in excess of 13 characters

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification requests and **approval** of Tres Sueños Unit Eleven on a Resubdivision Final basis and subject to the following conditions and requirements:

Staff is recommending that the City Plan Commission require the applicant to landscape the parkway area on all double frontage lots as stipulated under Section 19.16.080(D) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city development director or designee.*

Planning Division Recommendation

Because the application complies with Title 19 regulations of the previous code, Planning recommends **approval with modifications**. In this case, Reason 3 is met because the subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, vehicular access, and pedestrian passage.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**. Developer/Engineer shall address the following comments.

1. As per section Code 19.08.010, section D, all drainage structures and ponding areas serving the subdivision are constructed as part of the initial phase of the development.
2. Abutting subdivisions receiving runoff from subject property shall be built prior to or concurrently.
3. All applicable drainage facilities serving the subdivision shall be required to accommodate adverse downstream drainage (Section 19.28.050.B).
4. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Parks and Recreation Department

Please note that this subdivision is composed of **49** (PR-1) Single-family dwelling lots, includes a 2.01 Acre Park and is part of the Tres Sueños Land Study.

Applicant has previously dedicated three (3) "Parks" for a total of 11.13 acres – Two (2) of them have already been constructed and accepted by the Parks Department for maintenance and the third one is currently under construction; also, another 2.81 acre "Park site" is currently in the process of being dedicated with-in the Tres Sueños #10 subdivision.

Including the "park site" in this unit (Tres Sueños #11) this subdivision application meets and exceeds the minimum parkland requirements by **2.70 acres** or **270 Units** as required per ordinance Title 19 –Subdivision & Development Plats, **Chapter 19.20 – Parks and Open Space** which may be applied to subsequent subdivisions with-in the Tres Sueños Land Study.

Total Required "Parkland" Dedication:

Tres Sueños #1 = 151 Units requires	1.51 Acres
Tres Sueños #2 = 128 Units requires	1.28 Acres
Tres Sueños #3 = 101 Units requires	1.01 Acres
Tres Sueños #4 = 172 Units requires	1.72 Acres
Tres Sueños #5 = 136 Units requires	1.36 Acres
Tres Sueños #6 = 138 Units requires	1.38 Acres
Tres Sueños #7 = 144 Units requires	1.44 Acres
Tres Sueños #8 = 142 Units requires	1.42 Acres
Tres Sueños #10 = 164 Units requires	1.64 Acres
Tres Sueños #11 = 49 Units requires	<u>0.49 Acres</u>
	13.25 Acres

Total "Dedicated Parkland":

Tres Sueños #1 Parkland Dedication	5.93 Acres or 593 Dwelling Units
Tres Sueños #4 Parkland Dedication	2.57 Acres or 257 Dwelling Units
Tres Sueños #5 Parkland Dedication	2.63 Acres or 263 Dwelling Units
Tres Sueños #10 Parkland Dedication	2.81 Acres or 281 Dwelling Units
Tres Sueños #11 Parkland Dedication	<u>2.01 Acres</u> or <u>201 Dwelling Units</u>
	15.95 Acres or 1595 Dwelling Units
Total Parkland Dedication	15.95 Acres or 1595 Dwelling Units
Total Requirements	<u>13.25 Acres</u> or <u>1325 Dwelling Units</u>
Meets the "Parkland Requirements" by	2.70 Acres or 270 Dwelling Unit

El Paso Water Utilities

We have reviewed and approved the subdivision plans as presented on June 27, 2013:

Water:

1. Water and sewer service for the subdivision extensions from the water and sewer mains within Tres Suenos Unit 8 will not be available for permanent service until EPWU-PSB issues a Letter of Final Acceptance for Tres Suenos Unit 8.

General:

2. Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

3. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU Stormwater Division

No comments received.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Fire Department

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

School District

No comments received.

Additional Requirements and General Comments:

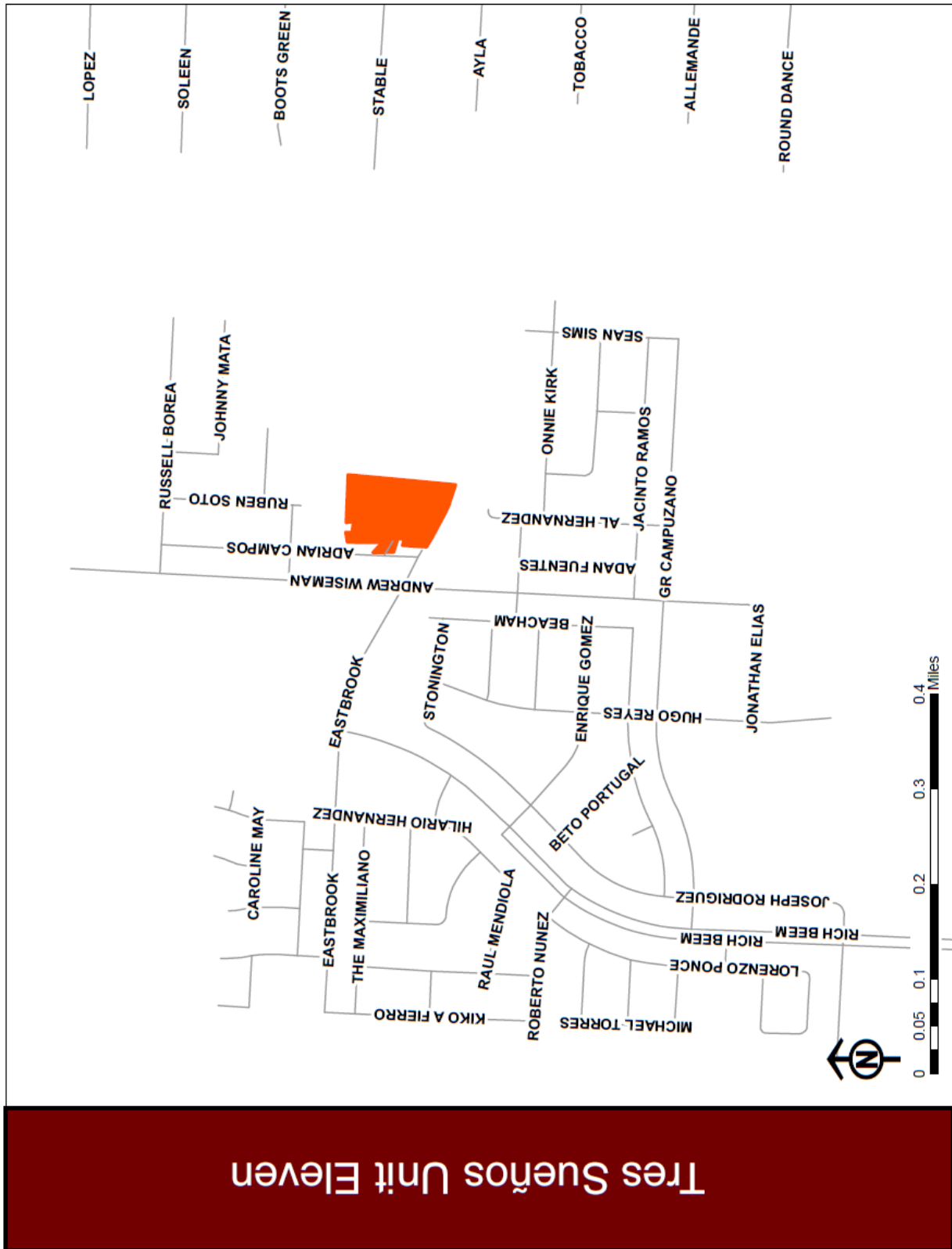
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the

type and location of delivery service shall be subject to the approval of the United States Postal Service.

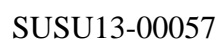
Attachments

1. Location map
2. Aerial map
3. Final Plat
4. Application

ATTACHMENT 1



Tres Sueños Unit Eleven



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION FINAL APPROVAL

DATE: 06-27-13

FILE NO.

SUSU13-00057

SUBDIVISION NAME: Tres Sueños Unit Eleven

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, and a replat of a portion of Adrian Campos Street, Tres Sueños Unit Eight Amending Plat, and addition to the City of El Paso, El Paso County, Texas
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>6.086</u>	<u>47</u>	Office		
Duplex			Street & Alley	<u>2.518</u>	
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>2.017</u>	<u>1</u>			
School					
Commercial			Total No. Sites	<u>48</u>	
Industrial			Total (Gross) Acreage	<u>10.621</u>	
3. What is existing zoning of the above described property? P-R-1 Proposed zoning? P-R-1
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface sheet flow and existing underground drainage structures that flow into an existing retention pond
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer is "Yes", please explain the nature of the modification or exception 52-foot street R.O.W. with 5-foot sidewalk, 5-foot parkway, and 32-foot pavement, 64-foot street R.O.W. with 6-foot sidewalk, 7-foot parkway, and 38-foot pavement, allow for an alternative heel design, and allow for longer street names.
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes X No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12.	Owner of record	<u>Tropicana Development, Inc. 4655 Cohen Drive</u>	<u>79924</u>	<u>(915)821-3550</u>
		(Name & Address)	(Zip)	(Phone)
13.	Developer	<u>Tropicana Development, Inc. 4655 Cohen Drive</u>	<u>79924</u>	<u>(915)821-3550</u>
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	<u>CEA Group 4712 Woodrow Bean, Ste F</u>	<u>79924</u>	<u>(915) 544-5232</u>
		(Name & Address)	(Zip)	(Phone)

CASHIER'S VALIDATION
FEE: \$932.00

OWNER SIGNATURE: 

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.